

# TOWN OF NEWSTEAD - PLANNING BOARD MINUTES

October 7, 2002

PRESENT: Dave Wakeman, Chairman  
Mark Decker  
Tom Cowan  
Terry Janicz  
Andy Kelkenberg  
Don Hoeffler

Bill Walworth, Deputy Building Inspector  
Rebecca Baker, Planning Board Clerk

The meeting was called to order by Dave Wakeman at 7:30pm. The minutes from the September 16<sup>th</sup> meeting were reviewed. Terry motioned to approve the minutes with a minor change, Don seconded and all approved.

The board met with Jim Baron in regards to the landscaping plan for the soil laboratory on Main Rd. Jeff Bono and Phil Queeno, neighbors to the south were also present. Dave informed Mr. Baron that the engineer for ADESA has not yet signed off on the project. The landscaping plan showed a 10' high chain-link fence along the west, north and east side of this property. The maximum height allowed is 8'. After some discussion it was decided that the fence along the east side would be a wooden stockade fence, but can not be constructed until after the drainage pipes are installed. Along the north and west side a chain-link fence will be installed. The portion of fencing along the west side will continue a minimum of 10' past the corner of the existing warehouse building. If Mr. Schmidt does not approve of the chain-link fence along the west, Mr. Baron will install a wooden stockade fence. The plan indicates 7 parking spaces and 2 handicapped spaces. The plan will be updated to show a sidewalk that will run from the man door on the south side to the man door on the east side. The board requested that evergreens be planted along the south side of the building. A 2'-3' berm will be installed along the street with a hedgerow on top. All landscaping must be completed by the fall of 2003. There will be no pole lights. The light on the northeast corner of the building will be a motion activated light and the one on the southeast corner will be shielded and deflected down. In the September 16<sup>th</sup> meeting, it was noted that the blacktopping would be completed within 5 years. The board decided that was unacceptable and have required that all blacktopping be completed by the fall of 2004. This should be more than enough time for settling and Mr. Baron agreed. The soil-testing laboratory requires a special use permit. The county had no significant comments. Mr. Folger indicated to the board that Buffalo Well Drilling is in noncompliance with the zoning code regarding the sale of vehicles on this property. Code allows one vehicle per lot and currently there are 5 for sale. He will issue a violation notice if this is not corrected. Tom motioned to recommend approval of this project contingent on ADESA's engineer signing off on the project and Mr. Baron's engineer addressing the comments from Wendel. Andy seconded the motion and all approved. Rebecca will send a memo and resolution calling for a public hearing.

Don Hoeffler provided the board with an updated copy of the sign ordinance. Dave will forward it on to Drew from Wendel for his comments.

Bill asked what is being done with the variance granted to Mr. Frey regarding his horse in the barn that is located to close to the road. The Zoning Board has decided not to take action, because the ordinance is close to being updated.

The board also questioned if there is anything the town can do to clean up Mr. Brady's collision shop on Main Rd. Rebecca will mention it to Don Folger for input.

Terry motioned to adjourn the meeting at 9:15pm, Don seconded and all approved.

Respectfully submitted by,  
Rebecca K. Baker,  
Recording Secretary

